

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 17, 1973

Application No. 11255 Trustees of St. Peters Evangelical Lutheran Church, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- **JUN 6 1973**

ORDERED:

That the application of the Trustees of St. Peters Evangelical Lutheran Church for a special exception to establish a Montessori primary and junior school for children ages three to ten years as provided in Section 3101.42 and variance from sections 3101.42(b) and 7202.1 for six parking spaces, at 1725 Michigan Avenue, N. E., parcels 158/89, Square 4187, be GRANTED.

FINDINGS OF FACT:

1. The property is located in an R-1-B District.
2. The property is used for a religious institution. Applicant proposes to establish a pre-school and elementary school, with after-school recreation program, for 80 children (60 between the ages 3 and 6 and 20 between the ages of 6 and 10).
3. Classes will be conducted by New City Montessori School, Inc., a corporation qualified under the District of Columbia and federal laws as a tax exempt corporation.
4. The school will serve the immediate area; that of Burroughs Elementary School at 18th and Monroe Streets, N. E.
5. Adequate play space on the subject property will provide over 100 square feet per child.
6. There is no parking space in the property for use by the teachers. Adequate on street parking for the proposed school's staff is available on Webster Street, Varum Street and 19th Street.

7. The school will offer no articles of commerce for sale on the premises.

8. Several persons from the neighborhood appeared at the public hearing, but offered no objection to the school.

OPINION:

The Board is of the opinion that the requirements of Section 3101.41 of the Zoning Regulations have been satisfied.

We are of the opinion that the proposed school is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions, and that the proposed use is reasonably necessary and convenient to the neighborhood which it is proposed to serve.

We are further of the opinion that there is adequate curb parking to accommodate school needs and that to grant the variance of on site parking will not have an adverse affect on the neighborhood.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



ARTHUR B. HATTON

Acting Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.